

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 5/15-19 Graham Road, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$746,000 Property Type Unit Suburb Highett

Period - From 23/01/2023 to 22/01/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/10 Spring Rd HIGHETT 3190	\$900,000	25/11/2023
2	17a Herbert St HIGHETT 3190	\$850,000	05/08/2023
3	4/82-90 Wilson St CHELTENHAM 3192	\$785,000	06/12/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/01/2024 13:16



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 327 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median Unit Price**  
 23/01/2023 - 22/01/2024: \$746,000

## Comparable Properties



**2/10 Spring Rd HIGHETT 3190 (REI)**

Agent Comments

2   1   1

**Price:** \$900,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit  
**Land Size:** 328 sqm approx



**17a Herbert St HIGHETT 3190 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 263 sqm approx



**4/82-90 Wilson St CHELTENHAM 3192 (REI)**

Agent Comments

2   1   2

**Price:** \$785,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2023  
**Property Type:** Unit  
**Land Size:** 205 sqm approx

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598